



City of Seattle

Gregory J. Nickels, Mayor

SEATTLE PLANNING COMMISSION AUGUST 24, 2006 APPROVED MEETING MINUTES

Commissioners in Attendance

Tony To – Vice-Chair, Linda Amato, George Blomberg, Tom Eanes, Chris Fiori, Martin Kaplan, Kay Knapton, M. Michelle Mattox, Kevin McDonald, Kirsten Pennington, Carl See, and Steve Sheehy

Commissioners Absent

Jerry Finrow - Chair, Hilda Blanco, Mahlon Clements, and Valerie Kinast

Commission Staff

Scott Dvorak – Planning Analyst, Robin Magonegil – Administrative Assistant, and Justin McCaffree – Planning Commission Intern

In Attendance

Julie Van Arcken, Craig Thompson, Jack Burns, Gil Levy, Gary Gayton, David Wolbeck and Mike Perringer

Please Note: Seattle Planning Commission meeting minutes are not an exact transcript but instead represent key points and the basis of the discussion.

CALL TO ORDER

The meeting was called to order at 7:30 am by Vice-Chair Tony To.

PUBLIC COMMENT

Craig Thompson stated that he was with a group from Beacon Hill. He thanked the Commission for examining the Mayor's proposed adult cabaret legislation and he shared his hope that the Planning Commission's recommendations would be for the good of the neighborhoods.

Julie Van Arcken noted that the identification of an adult cabaret district is not just a Georgetown issue but is a city-wide issue. She added that she lives in Beacon Hill and would rather not have any strip clubs anywhere in the city but she noted that she used to live in Portland by a strip club and it was not that big of a deal. Ms. Van Arcken stated that she feels it is better to have them spread out and to not have them concentrated in one area.

Jack Burns stated that he represents Déjà Vu. He noted that their concern is not with what the Planning Commission does but that it does something now and not fall into the trap of believing all the studies out there that may not be valid. He added that he had provided the Commission with a report on the effect on property values in respect to the location of strip clubs in Seattle. He mentioned that he did not see that mentioned in the report. He feels that this report is a valid study. (Mr. Dvorak

noted that the report was received and that the Committee had reviewed it and it was mentioned in the Commission's report as part of several reports referenced).

Gil Levy noted that he represented Rick's. He commented that the draft report mentions that there is no local study documenting a correlation between the existing clubs and any problems for surrounding neighborhoods. Mr. Levy added that the absence of such a local study is rather telling. He noted that the moratorium had been pending for about fifteen years and every time the City Council renewed this moratorium the official justification was that they needed more time to study the problem. Mr. Levy added that he feels it is significant that no local study was ever produced justifying a correlation between adult nightclubs and neighborhood problems. He noted that the position of his client is that they do not favor any particular legislation and in fact favor no legislation. Mr. Levy urged the Commission to act quickly and do something.

COMMISSION BUSINESS

▪ Proposed Adult Cabaret Legislation: Planning Commission Discussion of Draft SPC Letter and Report (Discussion & Possible Action)

Mr. Dvorak reviewed the draft letter and the draft report with the Commission.

Commissioner Steve Sheehy noted that one third of the Commission has been working on this over the last few months and they reviewed all the materials that were provided with a lot of research done. He added that the record should reflect that they read everything presented to them. Commissioner Sheehy stated that the most troubling aspect of the Mayor's proposal is that no compelling case has been made for doing this. He added that on the buffer issue, they had talked about including a chart in the report comparing buffers in other cities and he still feels this would be a good idea.

Commissioner Chris Fiori asked what specifically we would propose in regard to the buffers, are we asking to create a new regulation that regulates cabarets specifically or can we use existing legislation with a buffer added in? Mr. Dvorak responded that his understanding is that adult cabarets would need to be identified as a specific use and then apply a buffer to that use.

Commissioner Tom Eanes pointed that the Commission has responded narrowly to the questions that were presented to us by the City Council. He added if the Council or the Mayor decides to come up with a scheme for city-wide regulation then we might have further comment, but he does not think that at this point it would be appropriate for the Commission offer comments above and beyond the questions asked us.

Vice-Chair To asked if there was any motion in regard to the draft or if Commissioners would like further discussion and clarification at a subsequent meeting.

Commissioner Kevin McDonald stated that he concurred with the conclusions of the sub-committee in respect to the topic. He then moved that the amended letter and recommendations be forwarded to the City Council.

Commissioner Sheehy shared his concern that there are a few edits coming in and wondered if there are any that change the substance. Mr. Dvorak stated that the changes have been generally grammatical and that he had highlighted the substantive ones when he went over the recommendations at the beginning of this briefing.

Commissioner Sheehy noted that he has a general aversion to letting the thing go when there are still changes to be made and, given the public interest, he has a concern about it being approved via an email vote.

Commissioner McDonald stated that he could amend his motion to include an email approval on review of the edited version of this document.

Commissioner Tom Eanes indicated that he agreed with Commissioner Sheehy and felt that this document is going to be highly scrutinized - so his preference would be to have staff complete the report including all the edits and then bring it back to the Commission for a vote at the September 14, 2006 meeting.

Commissioner McDonald agreed and withdrew his motion.

Commissioner Eanes moved to direct staff to complete the report with edits received and add information as indicated, including the chart. Staff should also accept editorial input from other Commissioners and then return the revised draft to the Commission for a vote at the September 14, 2006 meeting. Commissioner Kay Knapton seconded. The motion passed unanimously.

Commissioner Martin Kaplan asked if the amendments could be sent out in a markup form.

Commissioner George Blomberg asked if in the cover letter there could be a summary paragraph added.

<u>ACTION:</u> The SPC will further revise the draft letter and report for final approval at the September 14th SPC meeting.
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ADJOURNMENT

Vice-Chair Tony To adjourned the meeting at 8:03 am.